

C.10

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: April 19, 2005

SUBJECT: **EXTENSION TO LONG-TERM TEMPORARY USE FOR A
PARKING LOT AT REDMOND TOWN CENTER, L030010**

I. RECOMMENDED ACTION

Approve a two-year extension of the Long-Term Temporary Use Permit for a parking lot at Parcel 5 in Redmond Town Center. All conditions of approval originally imposed for the project (found in Attachment E, Notice of Final Decision) will apply to this extension, if granted. Also, additional conditions relating to landscaping, as outlined in Attachment A, Conditions of Approval, are recommended.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Planning and Community Development Director, 425-556-2447
Jim Roberts, Deputy Planning Director, 425-556-2424
Amy Tarce, Senior Planner, 425-556-2470

III. DESCRIPTION/BACKGROUND

A. Applicant:

Macerich Company, c/o Rick Beason
16495 NE 74th Street, Redmond, WA 98052

B. Request:

The applicant is requesting a two-year extension to the approved Long-Term Temporary Use Permit for retail parking adjacent to the Macy's and REI stores at Redmond Town Center.

C. Location:

East of Macy's (Bon Marche), north of NE 74th Street
(Attachment B, *Overall Site Plan*)

D. Background:

The applicant initially requested a minimum two-year duration for the temporary parking lot, which was approved by the City Council at the March 18, 2003 meeting. Due to market conditions in the last two years, Macerich has not been able to identify a high-quality redevelopment project for the site, and would like to extend the use of

the site as a temporary parking lot for two additional years to augment the parking demand at REI and Macy's (formerly, Bon Marche) department store. (The letter from Macerich requesting the extension to the Long-Term Temporary Use Permit, L030010, is included as Attachment C.)

The parking lot has 185 spaces, with trees planted at a ratio of one tree for every four stalls, and perimeter landscaping to screen the parking lot from street view. There is a 31-foot setback along NE 74th Street and a 37-foot setback along 168th Avenue NE. Temporary sidewalks are provided on both street frontages to link the site to the adjacent developments. A sculpture has been located at the southeast corner of the parking lot to provide an attractive feature to the parking lot.

The Redmond Community Development Guide (RCDG) regulating temporary uses (RCDG 20D.190) requires that City Council decide on temporary use applications for uses that exceed six months of operation (RCDG 20D.190.10-040).

Staff determined that the applicant, Macerich Company, complied with all City regulations in the operation of the temporary parking lot in the last two years, while the temporary use permit was valid. The applicant is not proposing any modification to the existing temporary parking lot; therefore, no additional SEPA review is required. However, staff found the perimeter landscape screening to be deficient, since the plants that were installed two years ago were less than the size necessary to screen the parking lot effectively. Therefore, staff is recommending additional conditions, outlined in Attachment A, to correct this deficiency.

E. Duration:

The proposed Long-Term Temporary Use permit will be for two years from the date of the Notice of Final Decision.

IV. IMPACT

A. Service Delivery: There are no service delivery impacts by granting this extension to the Long-Term Temporary Use Permit, L030010.

B. Fiscal: There are no fiscal impacts by granting this extension to the Long-Term Temporary Use Permit, L030010.

V. ALTERNATIVES TO STAFF RECOMMENDATION

A. Approve the Long-Term Temporary Use Permit extension with conditions.

If this alternative is chosen, the parking lot as proposed will cease to be used on or before April 17, 2007.

B. Approve the Long-Term Temporary Use Permit with revised conditions.

C. Reject the application. If this alternative is chosen, the temporary parking lot will be demolished within 90 days of the City Council's decision.

VI. TIME CONSTRAINTS

The original Temporary Use Permit, L030010, expired on March 25, 2005. The City Council's immediate action is necessary for the parking lot to continue its operation.

VII. LIST OF ATTACHMENTS

Attachment A: Recommended Conditions of Approval

Attachment B: Overall Site Plan

Attachment C: Letter from Macerich Requesting the Extension to the Long-Term Temporary Use Permit, L030010

Attachment D: Staff Memo to City Council, March 18, 2003

Attachment E: Notice of Final Decision, March 25, 2003

/s/
Roberta Lewandowski, Planning Director

4/8/05
Date

Approved for Council Agenda: /s/
Rosemarie Ives, Mayor

4/12/05
Date

ATTACHMENT A

RECOMMENDED CONDITIONS OF APPROVAL

I. PLANNING - SITE SPECIFIC CONDITIONS

Contact: Amy Tarce
Phone: 425/556-2470
Email: atarce@redmond.gov

A. Landscape Screening Requirements

1. Additional evergreen shrubs are required for landscape screening. These shrubs must be at least 40" high at initial installation.
2. A combination of drought-resistant plants and plants in containers will be allowed as landscape screening materials.
3. No irrigation systems will be required to be installed; however, a landscaping bond for the whole site will be required. Hand watering is an acceptable alternative for maintaining the landscaping in the parking lot.

ATTACHMENT B

REL PARKING

BON

PARCEL 5. TEMPORARY PARKING

UNSTREET PARKING

RECEIVED

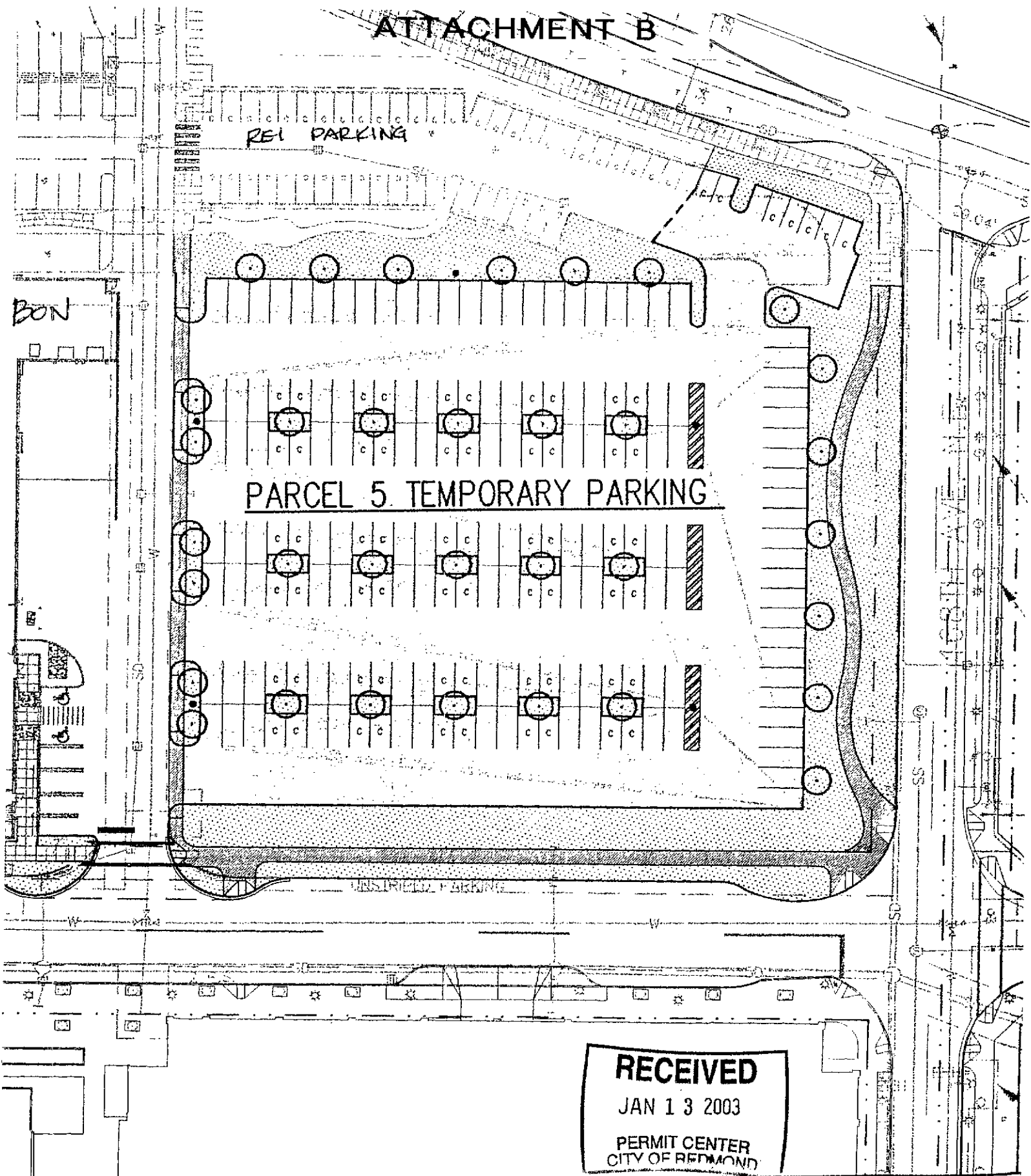
JAN 13 2003

PERMIT CENTER
CITY OF REDMOND

OVERALL SITE PLAN

SCALE: 1"=50'

↑ NORTH



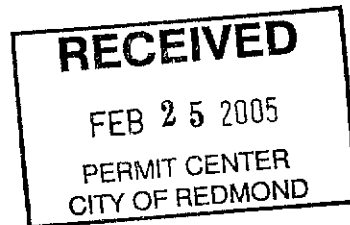
ATTACHMENT C



Macerich Company

"We Make Good Things Happen"

February 25, 2005



Mr. Jim Roberts
Deputy Planning Director
City of Redmond
15670 NE 85th Street
Redmond WA 98052

Parcel 5B ~ Redmond Town Center
Long-Term Temporary Use Permit (~~L020193~~)-(L030010)

Dear Jim:

Per our telephone conversation earlier this year, we are requesting an extension of the Long-Term Temporary Use Permit for the purpose of parking for REI, Macy's (The Bon Marche), Redmond Town Center retail customers and tenants until such time as this parcel is developed.

This is not required parking by the City, but it is an obligation to REI by easement upon the opening of Macy's (The Bon Marche). The anticipated timeframe is for an additional two years or until it is economically feasible to develop the property.

Sincerely,

Richard E. Beason, Jr.
Development Manager

c: Amy Tarce
John Genovese
David Hokanson
Kim Campbell

ATTACHMENT E



THE CITY OF REDMOND
PLANNING DEPARTMENT

NOTICE OF FINAL DECISION

March 25, 2003

Mr. Rick Beason
Macerich Company
16495 NE 74th Street,
Redmond, WA 98052

FILE COPY

SUBJECT: RTC Parking Lot, Long-term Temporary Use Permit, L030010

Location: Parcel 5B, Redmond Town Center, 166th Ave. NE and NE 74th Street


Dear Mr. Beason:


The City of Redmond City Council has reviewed and approved your proposal for a temporary parking lot east of the Bon Marche/Macy's Store. The approvals are subject to submittal of Civil and Landscape Plans consistent with the conditions and informational requirements on the attached Conditions of Approval (Attachment A).

This approval expires **two years** from the date of this letter unless significant construction activity has started and remains in progress. Compliance with future City of Redmond codes, policies or standards relative to this proposal shall not be waived by this approval. This approval will not be extended unless a request for extension is submitted to the Technical Committee and is approved by the City Council.

The decision of the City Council on the application is the final decision of the City and may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in Chapter 36.70C RCW. The petition must be filed and served upon all necessary parties as set forth in RCW 36.70C.040. The appeal period shall commence upon expiration of the reconsideration period. If you have any questions, please contact Amy Tarce, Planner, at 425/556-2470 or atarce@ci.redmond.wa.us.

Sincerely,


JAMES L. ROBERTS, Assistant Director
Department of Planning and
Community Development


RICHARD BARTHOL, Asst. City Engineer
Department of Public Works

APPROVAL CONDITIONS

I. PLANNING - SITE SPECIFIC CONDITIONS

Contact: Amy Tarce
Phone: 425/556-2470
Email: atarce@ci.redmond.wa.us

A. Landscape Screening Requirements

1. A Type II perimeter landscaping is required along NE 74th Street and 168th Avenue NE.
2. Landscape screening must be at least 36" high at initial installation.
3. A combination of drought-resistant plants and plants in containers will be allowed as landscape screening materials.
4. No irrigation systems will be required to be installed; however, a landscaping bond for the whole site will be required. Hand watering is an acceptable alternative for maintaining the landscaping in the parking lot.

B. Parking Lot Trees and Landscaping

1. The proposal is short on the minimum parking lot trees required. Planning Staff counted 34 trees provided while the minimum requirement is 46. Provide the balance of 8 trees.
2. Provide additional parking lot landscape islands where a row of parking exceeds ten parking spaces. This is true for the northernmost row of parking closest to the REI parking lot, and the row of parking parallel to 168th Avenue NE.

C. Exterior Lighting

1. Parking lot lighting is required for safety and security at night. Please refer to RCDG section 20D.90.10-050 for Open Air Parking Lot Lighting standards.
2. Submit a Lighting Photometric Plan and the lighting fixture specification sheets
3. Show that the lighting plan meets the RCDG standards for:

Minimum Footcandles on pavement	0.2 fc
Maximum Footcandles on pavement	4.0 fc
Uniformity Ratio (Maximum:Minimum ratio)	20:1
Minimum Footcandles at five feet above pavement	0.1 fc

- D. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

II. PUBLIC WORKS-ENGINEERING

Contact: Steve Rountree
Phone: 425/556-2877
Email: sroundtree@ci.redmond.wa.us

A. STREETS, SIDEWALKS, ACCESS, AND RELATED IMPROVEMENTS

1. Specific Requirements:

- a. Sidewalks constructed to City standards are required at the following locations: Install a 6-foot wide asphalt walk along NE 74th Street and 168th Avenue NE as shown on the latest site plan dated 10/31/2002.
- b. Direct access to NE 74th Street and 168th Avenue NE will not be permitted. This restriction shall be indicated on the face of the final plans and other documents.
- c. The following driveways are required to be improved as specified below: The driveway on NE 74 Street located between the Bon Marche and the Temporary Parking lot shall be modified with bulb-outs as shown on the latest site plan dated 10/31/2002.
- d. The parking aisle width does not meet the requirements in accordance with section 20D.130.10-130 "Design Requirements for Parking Facilities" of the *Redmond Community Development Guide*, pages 257-260. The civil plans need to meet this requirement.
- e. Joint use of driveways and cooperative parking with adjacent developments is encouraged.
- f. Other off-site improvements include: 1) Install two handicap ramps at the northwest corner of NE 74th Street and 168th Avenue NE. The ramps shall meet the most current ADA requirements. 2) Reduce the width of the proposed raised planters and install a 6-foot wide at-grade walkway along the east side of the access road next to the proposed raised planters. Mark walkway area with 6" white striping.

2. General Requirements:

- a. All vehicle use areas including parking lots, service areas, driveways, streets, etc. shall be paved.
- b. Driveways
 - 1) The location of all existing and proposed driveways, access corridors, and intersections (both sides of the street) shall be shown along the property frontage and within 150 feet of the site property line.
 - 2) Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public

Works Department must approve driveways and access corridors not meeting this standard.

c. Street Design

- 1) Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
- 2) Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.

d. Sight Distance

The appropriate sight distance triangles shall be drawn on the civil and landscaping plans. Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the *Redmond Community Development Guide*, pages 347 and 348.

- e. Parking: The civil plans need to show the actual parking lot striping and dimensions including parking stalls, travel aisles and any proposed directional arrows. The location of all proposed compact-parking stalls shall be specifically indicated on the plan.

f. Signs and Striping

- 1) The existing and proposed channelization shall be shown on the site plan for all streets adjacent to the site and within 150 feet of the site property line. This should include the location of all fog lines, center stripes, stop bars and directional arrows.
- 2) All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation. Signs are required on the site and along the adjacent streets as follows:

- g. General Notes: The following notes shall be included on the construction plans for this project:

- 1) Safety railings shall be required when the bottom of a rock wall, retaining wall or slope is 30" or more below the finished elevation of a sidewalk or other pedestrian facility.
- 2) WSDOT approved guardrail shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer.
- 3) Contractor is responsible for installing all signs and channelization per City of Redmond standards. Contractor shall lay out all signs and channelization, and then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752 48 hours in advance of installation to verify layout.

- 4) All necessary signs and markings on-site, along property frontage, and at specifically designated off-site locations shall be provided by the applicant as required by the Transportation Division whether or not these are indicated on the construction drawings.
- 5) When requested by the City Inspector, the geotechnical engineer employed by the developer shall verify and subsequently advise the City of Redmond that the installation of the paving section(s) conforms to his/her design. The project will not be accepted until this written documentation is submitted.

GENERAL CONDITIONS

A. PROCESSING AND OTHER REQUIREMENTS

1. **Engineering Plans** for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. **The following design manuals should be obtained to guide design work:**

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. ***The City will not accept designs that deviate from the standards without substantial justification.*** Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

Plans shall include a composite drawing that includes all utilities, landscaping, including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to minimize the possibility of utilities/landscaping conflicts. **All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.**

A copy of all recorded easements pertaining to the property is required. The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—**shall not be built within easements, unless approved by the City of Redmond.**

When construction drawings are submitted for review, eight (8) complete copies of the civil plans and two (2) sets of drainage computations and studies are required for a complete submittal. Only complete submittals will be accepted for review. (After the initial submittal, fewer copies may be required. If desired, you may contact Public Works at 556-2740 to determine the exact number required.)

At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under 'October 2000 version Record Drawing Requirements' (see below).

2. A copy of all recorded easements pertaining to the property is required. Permanent structures including rockeries cannot be built over easements.
 3. Survey Control
 - a) Vertical control: Elevations must be referenced to City of Redmond Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the project to two numbered benchmarks. A publication of the benchmarks may be purchased from the City's Public Works service counter under the name City of Redmond Vertical Control Survey February 1990.
 - b) Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the Redmond City Horizontal Control Notebook dated 1993 can be purchased at the Public Works service counter.
 - c) Existing and New Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.
 4. Plan review and inspection fees: Commercial/Apartment - 120% of Building Permit Fee
 5. This project will be required to pay transportation impact fees at the time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fees.
 6. STREET USE PERMIT is required for any work in the public right of way and shall be paid prior to the pre-construction conference and includes:
 - A maximum of \$314 fee* (subject to annual increase) for utility installation in the public right-of-way
 - A posting of a \$250 cash bond for street cleaning
- * A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002.

7. Performance Guarantee: A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be 125% of the estimated cost. **Only City of Redmond security forms are acceptable.** The performance guarantee will not be released until letter from the Director of Public Works advises the developer that all conditions of approval have been met. In addition to the street use permit, a performance guarantee shall be posted with the City for the following uses:
- a) Street and utility improvements within the public right-of-way. The amount of the security shall be determined by the applicant and approved by the City.
 - b) Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all uncompleted on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the applicant and approved by the City. In the event the street and utility Record Drawings plans have not been submitted and accepted at this time a cash bond shall be posted to ensure future submittal. The minimum amount shall be \$5,000, or as determined by the Engineering Division. The deposit for sets having a large number of sheets shall be established at \$1,000 per sheet, not to exceed \$25,000.

8. **RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)**

One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

- a. *What items shall be included?:* Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.
- b. *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.
 - Surveyed Sewer and Storm water elevations..... +/-0.01'
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
 - Surveyed Water elevations..... +/-0.25'
 - Horizontal and vertical alignment..... +/-0.1'

- c. *What is required from you?:* The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

Preliminary Submittal:

- Two sets of full size prints.
- Digital files with drawing/layer documentation.

Final Submittal:

- Full size PHOTOGRAPHIC MYLAR Sepia or Xerox Mylar will not be accepted.
- 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- Three sets of full size PRINTS.
- Digital files with drawing/layer documentation.

- d. *How does the Preliminary Record Drawing Submittal and Review Process work?:* Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.

- Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 3rd Floor, City Hall, Please call (425) 556-2735 if you have any questions.
- If review of the preliminary Record drawings reveals errors and/or omissions, the digital files and drawings (redlines copies) will be returned to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all corrections in the digital copy of the original construction plans and re-plot the hard copy. Please resubmit the digital files, two revised plans sets derived from the revised digital files and redlines for re-review. Upon approval of preliminary record drawings, the Engineer/Surveyor will be notified by the Public Works, Engineering department to proceed with the "Final Submittal".

- e. *Who should approve the final drawings before submitting it to the City?:* The final drawings shall be prepared and stamped by a Professional Engineer and/or Professional Land Surveyor currently licensed in the State of Washington verifying that all improvements have been built in accordance with the approved construction plans and that all changes will be accurately noted in the digital file on the appropriate plan sheets and detailed drawings. The hard copy submittal derived from the digital file shall reflect these changes.

- f. *What should the electronic delivery include?*

- All sheets of the original digital construction plans with noted construction changes. The construction contractor and/or design consultant shall record

all field changes and any existing utilities encountered during construction.

- All Record Drawing changes will be made in the digital format.
 - Changes to text: invert elevations, dimensions, notes, etc. will be lined out with the Record Drawing text placed above it. Do not alter, modify or erase original approved design text.
 - Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
 - An overall digital site plan.
 - A detailed digital and/or hard copy list of drawing files with the corresponding layers/levels and their contents will be included with the digital drawing file. The list shall include but not be limited to: Digital File names, Drawing names (logical), Level number/Layer name and Level/Layer description.
- g. *Do Record Drawing changes need to be made in the Original Digital Construction Drawing?:* Yes, all changes need to be made to the original City Approved digital Construction files and then re-plotted to create the hard copy submittal. Digital Record Drawings created from anything other than the digital construction drawings will not be accepted. Hand drafted changes to Mylar or paper copy submittals will not be accepted.
- h. *What format should the electronic delivery be in?*
- Digital files shall be provided in a version of MicroStation ".DGN" (preferred), or AutoCAD ("DWG" format) deemed acceptable by the City. All support files required to display or plot the files in the same manner as they were developed shall be delivered along with these files. These files include but are not limited to (MicroStation) Customized Line Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and Referenced Files. Do not include P.E./P.L.S. stamps, signature and border files. Scanned hard copy drawings using raster to vector conversions will not be acceptable digital format.
 - The files will be submitted on a recordable compact disc (preferred) or MS-DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the project name and the name of the company that prepared them.
 - The drawing will be at full scale. Microstation working units will be set to 1:1000 with Master units set to "ft" for site plans; The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments.

i. *What should the hard copy delivery include?*

- Three sets of prints derived from the Record drawing digital file will include the Stamp, Signature and Date of the Professional Engineer or Professional Land Surveyor that prepared the Record drawing document.
- Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСР and City Standard Details, i.e.: Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

j. *Who do you contact if you have additional questions?:* Please call the Public Works Engineering Division (425) 556-2741 if you have any questions.

k. *Where do you submit your Record Drawings?*
Public Works Development Services Division
2nd floor Redmond City Hall
15670 N.E. 85th Street
Redmond, WA 98073-9710

B. CONSTRUCTION REQUIREMENTS

1. Installation of all street and utility improvements shall be to City of Redmond standards.
2. Prior to construction a pre-construction conference shall be held with the City.
 - A minimum of one (1) week of advance notice is required to arrange this meeting.
 - Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.
3. Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.
4. Construction activities may be limited or suspended during the rainy season (October 1 - April 30).

III. PUBLIC WORKS WATER AND SEWER

Contact: Jim Streit
Phone: 425/556-2844
Email: jstreit@ci.redmond.wa.us

IV. PUBLIC WORKS-CLEARING/GRADING AND STORMWATER

Contact: Jeff Dendy
Phone: 425/556-2890
Email: jdendy@ci.redmond.wa.us

A. SITE REQUIREMENTS

1. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
2. Stormwater Management
 - a. Quantity Control is not required on this project. Detention is provided in a regional facility
 - b. Quality control is not required on this project. Water quality treatment is provided in a regional facility
3. Add stormwater inlets upgradient of pedestrian walkways, sheet flow shall not cross pedestrian walkways. Connect inlets to the adjacent stormsewer system.
4. The project is located within an aquifer recharge area of high significance. Protect any excavation and pervious areas from exposure to chemicals, substances or materials that are toxic, dangerous or hazardous as defined by State and Federal regulations.

During the construction phase, all fluids (e.g. fuels, solvents, paints) that normally come with a label warning of their toxicity must be stored with full secondary containment, if that storage is to take place within the excavation or an area that drains to the excavation. The maximum quantity of each type of fluid shall not exceed 55 gallons. The location of the secondary containment must be in a place that is protected from impact by construction activities.

The release agent for concrete forms must be non-toxic.

B. FEES TO BE PAID PRIOR TO PERMIT

1. Fees must be paid for construction drawing review and for construction inspection.
2. Based upon the plans presented, the construction drawing review fee is estimated to be \$1,620.44. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If

adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.

3. A **construction inspection fee** equal to the final construction drawing review fee is due and payable at the time a permit is issued.
4. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately **\$1,620.44**. Crediting the project with the initial deposit of **\$304**, the total amount due will be approximately **\$2,936.88**.

C. **MISCELLANEOUS**

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
2. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
3. Stencil all on-site storm drainage inlets with "DUMP NO WASTE DRAINS TO STREAM". Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
4. Trees are not allowed within 8 feet of storm systems.
5. A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.
6. Designate private roads on the construction plans and plat drawings by adding **(Private)** after the road name.

V. **FIRE DEPARTMENT**

No conditions of approval

ATTACHMENT A

GENERAL PLANNING APPROVAL CONDITIONS

This checklist is intended to be a guide for preparation of a final submittal and does not substitute for the code

Topic	Code Reference *	Brief Explanation
Drawing Submittal Requirements		
Landscape Plan		<u>Preparer</u> : Scale: 1"=20'; <u>Submittal Timeframe</u> : With the construction drawings; <u>Required Elements</u> : (1) Conditions of approval listed; (2) Complete plant schedule listing for each plant with the scientific and common names, quantities, size in height/spread, and spacing; (3) Identify which trees are designated as replacement trees, saved trees, and new planting. Show locations of trees in relation to water and drainage lines; (4) Note the area in square feet and the percent of the total site devoted to the following type of landscaping: perimeter, interior parking lot, building foundation, and courtyard/patio/plaza. Please include the Landscape Plans within the construction drawings submitted to the Public Works Department (do not include landscape plans with your building permit application).
Reduced set of the building permit/construction drawings		One set of reduced building permit and construction drawings must be submitted with the building permit/construction drawings. Either 8 1/2 x 11 or 11 x 17 is acceptable.
Restrictions		The following statement must be included on the mylars and all construction drawings: "Trees to be preserved shall be designated in accordance with the approved tree preservation plan on file with the City of Redmond Planning Department. Designated trees which are damaged or destroyed shall be replaced in accordance with RCDG Section 20D.80.20-080, or as hereafter amended."
Required Bonds		
Landscape and Irrigation Improvements Performance and Maintenance Bonds	RCDG 20D.80.10-190 RCDG 20D.80.10-050	<u>Purpose</u> : Performance security for landscape improvements; <u>Estimate</u> : Submit estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation and labor with the building permit/construction drawings; <u>Bond Submittal Timeframe</u> : Prior to issuance of the construction drawings. <u>Amount</u> : Must represent 100% of the cost of the improvements, 15% contingency, and 8.8% sales tax. <u>Estimate</u> : Submit estimate of bond amount with the construction drawings; <u>Maintenance Bond</u> : A 1-year maintenance bond shall be required for the release of the performance bond. Maintenance bond shall be valued at 10% of the performance bond. See Attachment E: Landscape Performance Bond Calculation Worksheet
General Requirements		
Landscaping Improvements		
Coordination With Water/ Sewer Lines & Fire Hydrants	RCDG 20D.80.10-150(8)	Trees shall be planted a minimum of 8 ft from the centerline of any water/sewer lines. Shrubs must be planted a min of 4 ft from the center of all fire hydrants/connections.
Site Clearance	RCDG 20D.80.10-150(2)	Planting must meet site clearance requirements at intersections
Minimum Tree Size at Installation	RCDG 20D.80.10-100(5)	<u>Deciduous trees</u> : 2" caliper; <u>Vine maples and other multi-stemmed trees</u> : 7'-8' minimum height; <u>Evergreen trees</u> : 6'-7' minimum height; <u>Medium and tall shrubs</u> : 24"-30" minimum height; <u>Groundcover</u> : 4" container (18" o.c.). Note that replacement trees required for removal of significant trees must be 2 1/2" caliper for deciduous and 6-8' for evergreen trees.
Minimum Planting Area	RCDG 20D.80.10-120	In general, all planting area shall be 100 square feet and no less than 5 ft in width or length.
Spacing of Parking Trees from Curbs	RCDG 20D.80.10-150(5)	Trees shall be planted at least 4+ feet from pavement edges where vehicles overhang pavement edges.

Topic	Code Reference *	Brief Explanation
Ground Cover Plantings	RCDG 20D.80.10-100(7)	Bark, mulch, gravel or other non-vegetative material shall only be used in conjunction with ground cover plantings to assist growth and maintenance or to visually complement plant material.
Parking Lot Trees	RCDG 20D.80.10-070	A ratio of 1 tree per every 4 parking stalls shall be provided.
Parking Requirements		
Minimum dimensional requirements	RCDG 20D.130.10-030	All stalls must meet minimum dimensional requirements
Accessible Parking	RCDG 20D.130.10-030; UBC; WAC Chapter 51-40	Number of stalls and dimensions must be consistent with code requirements. Location, dimensions and signage must be indicated on the site plan.
Curbing and Wheel Stops		Poured-in-place curbing or an approved substitute shall be installed around all paved areas. Wheel stops must be recycled plastic.
Public Litter Receptacles	RMC 6.04.050	See code for required locations.
Street Furniture	RCDG Appendix 20C-1	Furniture style shall be reviewed and approved by the Planning Department.

*** Code References:**

RCDG - Redmond Community Development, RMC - Redmond Municipal Code, UBC - Uniform Building Code, WAC - Washington Administrative Code